

November 29, 2000

TO: Mayor and City Council

FROM: John Lettelleir, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 28, 2000

The following item is scheduled for the December 5, 2000 City Council Meeting

Preliminary Plat: Southbrook Crossing, Phase 2
Applicant(s): Joe Graham, FWL 95, LTD.

DESCRIPTION:

93 Single-Family-4 lots on 31.6± acres on the northwest corner of future Stonebrook Parkway and future Teel Parkway. Zoned Information & Technology and Single Family 4. Requested zoning is Single Family 4. Neighborhood #42.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Staff recommends approval subject to:

1. Final acceptance of Lebanon Road improvements from west of the Burlington Northern-San Francisco Railroad to F.M. 423, and final acceptance of Teel Parkway improvements in conjunction with Heritage Village and Lone Star Ranch to provide two points of access prior to final acceptance of Southbrook Crossing, Phase 2.
2. City Engineer support of a waiver to the requirement for alleys.

MH/sg

cc: Joe Graham 214-522-6103
Jeff Miles 972-248-1414
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 8b
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REMARKS:

The preliminary plat shows 93 lots developed to Single-Family-4 standards. Lots backing to Teel Parkway will be screened by a six-foot masonry wall with three-inch caliper trees planted an average of 30 feet on center in 20 feet of additional right-of-way dedicated for screening and landscaping purposes.

A small portion (1.5± acres) of this property is being rezoned from Information & Technology to Single Family 4. Single-family residential uses are prohibited in Information & Technology districts. Approval of this preliminary plat is contingent upon City Council approval of Zoning Case Z2000-64.

Access

Future Teel Parkway will run along the east border of the property. The west-side lanes of Teel Parkway to the north are to be constructed with the construction of Heritage Village. The west-side lanes of Teel Parkway to the south are to be constructed with the construction of Lone Star Ranch. In conjunction with the Lone Star Ranch development, Lebanon Road is being constructed from its terminus west of the Burlington Northern-San Francisco Railroad to F.M. 423. Teel Parkway will intersect Lebanon Road. The construction of these major thoroughfares will provide the required two points of access necessary for this development.

Alley Waiver

Alleys are not provided to serve the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. The absence of alleys does not interrupt solid waste collection patterns or create any circulation problems. Should lots be designed without lot-to-lot drainage, staff will support a waiver to the requirement for alleys. This determination will be made by the City Engineer following review of the engineering plans submitted with the final plat.

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